

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 900, 904, 908, 1000 AND 1002 SOUTH 2<sup>ND</sup> STREET AND 705 CHRISTOPHER STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0077, on file at the Planning and Zoning Department, as follows:

Lot 1A, Abe Williams Subdivision, Lot 2-7, Block 2, Oak Cliff Addition Subdivision, Lots 1-3, Block 3, Oak Cliff Addition Subdivision, subdivisions in Travis County Texas as recorded in Document No. 201500263 of the Official Public Records of Travis County, Texas and Lot 5, Oakcliff Addition Subdivision, a subdivision in Travis County, Texas as recorded in Document No. 2012127029 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 900, 904, 908, 1000 and 1002 South 2<sup>nd</sup> Street and 705 Christopher Street in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

Single-family attached residential

1 B. Development of the Property shall comply with the following regulations:

- 2  
3 1. Residential dwelling units shall not exceed 30 units.  
4 2. Single-family detached residential structures shall not exceed 23 structures.  
5 3. Maximum impervious coverage shall not exceed 44.3%.  
6 4. Maximum building coverage shall not exceed 22%.  
7 5. Maximum floor-to-area ratio (F.A.R.) shall be 0.3738 to 1.

8  
9 Except as specifically restricted under this ordinance, the Property may be developed and  
10 used in accordance with the regulations established for the townhouse and condominium  
11 residence (SF-6) district and other applicable requirements of the City Code.

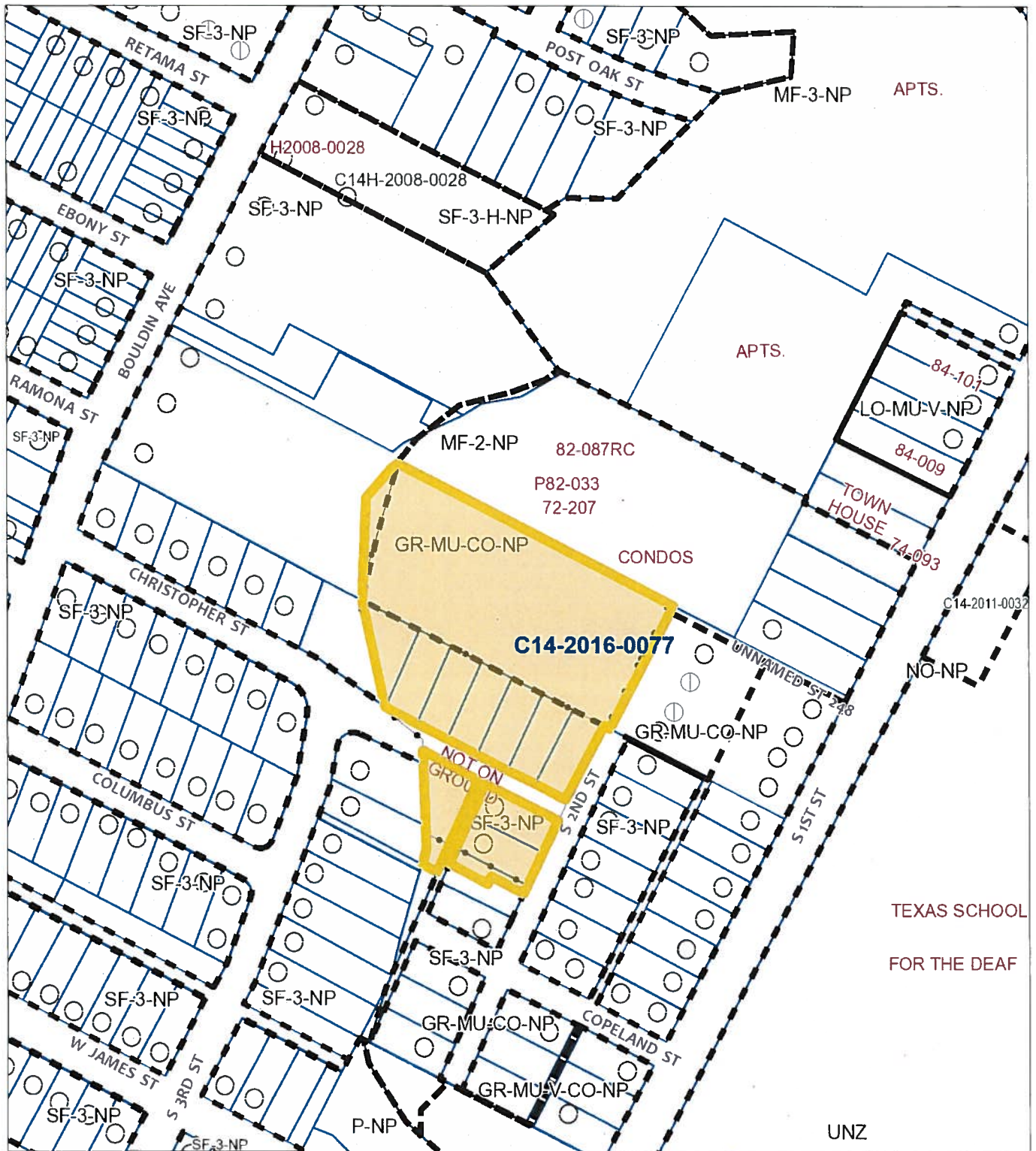
12  
13 **PART 3.** The Property is subject to Ordinance No. 020523-33 that established zoning for  
14 the Bouldin Creek Neighborhood Plan.

15  
16 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.

17  
18 **PASSED AND APPROVED**

19  
20 §  
21 §  
22 \_\_\_\_\_, 2016 §  
23 \_\_\_\_\_  
24 Steve Adler  
25 Mayor

26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
28 Anne L. Morgan Jannette S. Goodall  
29 City Attorney City Clerk  
30  
31



## EXHIBIT A

### ZONING

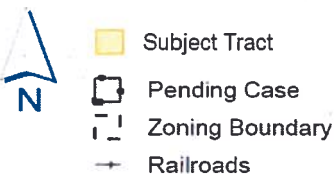
ZONING CASE#: C14-2016-0077



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 07/27/16



1" = 200'